

Grant County Planning Commission

May 27th, 2002

The May 2002 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Stephen Fritz, Stephen Mann, Nancy Duley, Jim Weigel, Marvin Faulkner, Brooke Rider, William Covington, Nick Kinman, Bill Marksberry, Tom Nienaber and Ray Erpenbeck

There was a quorum present.

Item 1. April Meeting Minutes

Next meeting

Item 2. April Financial Report

Vernon Webster made a motion to approve the financial report, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 3. Administrators Report

Jonathan stated that the last quarter payment for municipal contribution would be sent back to the legislative bodies

Item 4. 2002-2003 budget

Vernon Webster read over the line items in the budget.

Stephen Mann made a motion to approve the 2002-2003 Budget and forward a copy to the legislative bodies, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 5: zone change -Covey- Atha Ln. - A1 to RR

APPLICANT: Harold Gene (Butch) & June C. Covey

GENERAL LOCATION: An approximate 3.027 acre area located on the south side of Atha Ln. approximately 910 feet east of Cynthiana Road.

REQUEST: to change the zoning of the property from A1 - Agricultural One to RR - Rural Residential.

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Covey stated that the reason for the request was to give his son and acre for a mobile home.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan.

Nick Kinman made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 6: zone change -Shipp- Sherman Mt. Zion Road. - A1 to A2

APPLICANT: Darl B. Shipp

GENERAL LOCATION: An approximate 7.5654 acre area located on the south side of Sherman Mt. Zion Rd. approximately 550 feet east of Dry Ridge Mt. Zion Road.

REQUEST: to change the zoning of the property from A1 - Agricultural One to A2 - Agricultural Two

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Shipp stated that the reason for the request was to give his son and acre for a home.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan.

Stephen Mann made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Jim Weigel seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 7: zone change -Dietz- Kyle Lane - A1 to R1

APPLICANT: Ralph Deitz

GENERAL LOCATION: An approximate 3.387 acre area located on the east side of U.S. 25 and on the north side of Kyle Ln. - a sign will be posted on the property

REQUEST: to change the zoning of the property from A1 - Agricultural One to R1 - Residential One

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Deitz stated that the reason for the request was for his son to build a log home.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for denial because the request was not consistent with the Comprehensive Plan because of the surrounding land use and the property crosses over in Kenton County.

Stephen Mann asked if the 3 acres included the strip of land that went to the road.

Mr. Deitz stated that it did and all of that land was in Grant County.

Jonathan stated that the survey shows acreage behind the liquor store that is in Kenton County.

Mr. Neinaber stated that the Commission could not approve the property in Kenton County.

William Covington asked if they could use the 40 ft. access for both properties.

Mr. Deitz stated that the 40 feet was only to this piece of property and the remaining property had separate access to Hwy. 25 in Kenton County.

Jonathan stated that the Commission may want to wait until it is better defined what property is in Kenton County.

Mr. Neinaber stated that the applicant would need to go to Kenton County and have the conveyance recorded for the portion that is in Kenton County and record the property in both Kenton and Grant Counties.

Stephen Mann made a motion to approve the request because the use of R1 is low density and in a good mix with surrounding land use including agricultural, commercial and high density, Nick Kinman seconded the motion. A hand vote was taken, Vernon Webster: yes, Stephen Fritz: yes, Stephen Mann: yes, Nancy Duley: yes, Jim Weigel: no, Marvin Faulkner: yes, Brooke Rider: yes, William Covington: yes, Nick Kinman: yes, Bill Marksberry: yes. Motion passes.

Item 8: zone change -Iseral- Valandingham Rd. - A1 to A2

APPLICANT: Allen & Pam Iseral

GENERAL LOCATION: An approximate 17.45 acre area located on the east side of Mulligan Rd. approximately 1mile south of Valandingham Road.

REQUEST: to change the zoning of the property from A1 - Agricultural One to A2 - Agricultural Two

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Iseral stated that the request was to divide the property into 3- five acre tracts to sell.

John Lawrence asked if anyone wished to speak for or against the request.

Terry Dionne looked at the plat submitted by the applicant and stated that her concern was with how narrow the road was and questioned who would be responsible for widening the road to improve the visibility.

John Lawrence stated that it was a County road and the Fiscal Court would be responsible for the widening of the road.

Terry Dionne asked who would be responsible if there was an accident in a blind spot on the road.

Tom Neinaber stated that it would depend on the situation.

John Lawrence declared the public hearing closed.

The Commission reviewed the submitted plats.

Stephen Mann questioned if the plats should be added to the application.

Jonathan Britt stated that they should.

William Covington questioned why the request was on the agenda when they didn't have a survey.

Jonathan stated that they submitted adequate information to be placed on the agenda and they had purchased additional land to add to the property.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan.

Nick Kinman made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion.

Item 9: zone change -Simpson- Sherman newton Road. - A1 to R1

APPLICANT: Edwin Simpson

GENERAL LOCATION: An approximate 2.462 acre area located on the northwest side of Sherman Newtown Rd. approximately 1mile east of Route #25

REQUEST: to change the zoning of the property from A1 - Agricultural One to R1 - Residential One

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Simpson stated that the reason for the request was to give his son and 2.5 acres for a home.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan.

Brooke Rider made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion

Item 10: zone change -Shultz- Baton Rouge Road. - A1 to R1

APPLICANT: Mark Schultz, Jr.

GENERAL LOCATION: An approximate 1.01 acre area located on the north side of Baton Rouge Rd. approximately 3.1 miles west of Arnie Risen Blvd.

REQUEST: to change the zoning of the property from A1 - Agricultural One to R1 - Residential One

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Shultz stated that the reason for the request was to divide the existing house from the property.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan with the condition that the applicant submit a survey and the distance from the residence to the side lot line be in conformance or the applicant may need to obtain a variance from the Board of Adjustment.

Marvin Faulkner questioned the access to the remaining property.

Mr. Shultz stated that there was another 50 feet of road frontage to the exist farm.

William Covington questioned why no survey was submitted.

Mr. Shultz stated that he thought he had submitted one.

Jonathan stated that there hadn't been one submitted to the office.

Nick Kinman made a motion to approve the request because it is consistent with the adopted Comprehensive Plan with the condition that the applicant submit a survey and if the side setback does not meet the requirements the applicant must receive a variance from the Board of Adjustment or move the existing mobile home, Stephen Mann seconded the motion. A hand vote was taken, Vernon Webster: yes, Stephen Fritz: yes, Stephen Mann: yes, Nancy Duley: yes, Jim Weigel: yes, Marvin Faulkner: yes, Brooke Rider: yes, William Covington: no, Nick Kinman: yes, Bill Marksberry: yes. Motion passes.

Item 11: zone change -Hicks- Verona Mt. Zion Road. - A1 to R1

APPLICANT: Ronald L. & Marilyn J. Hicks

GENERAL LOCATION: An approximate 1.8255 acre area located on the east side of Verona Mt. Zion Rd. approximately .85 miles south of KY Rt. #491

REQUEST: to change the zoning of the property from A1 - Agricultural One to R1 - Residential One

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mrs. Hicks stated that the reason for the request was to divide the existing house from the property.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan with the condition that the applicant obtain a dimensional variance from the Board of Adjustment for the side yard setback.

Stephen Mann made a motion to approve the request because it is consistent with the adopted Comprehensive Plan with the condition that a variance be obtained from the Board of Adjustment for the side yard setback, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 12. Crittenden Chrysler - site plan

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Rob Marshall stated that the request was to have a Chrysler/Dodge dealership on Spears lane in Crittenden.

Nick Kinman made a motion to approve the plan submitted, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 13. Woodyard apartment - site plan

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Stephen Fritz made a motion to approve the plan submitted, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 14. Brandicorp - site plan

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Brooke Rider made a motion to approve the plan submitted, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 15. Executive Session

Stephen Mann made a motion to go into executive session to discuss personnel, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Vernon Webster made a motion to go into executive session, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

John Lawrence stated that no action was taken.

Item 16. Adjournment

Brooke Rider made a motion to adjourn, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE